

**BOARD OF ASSESSORS**  
**March 7, 2012**  
**BEDFORD TOWN HALL**

- CALL TO ORDER:** Chairman Bruce Murphy called the meeting to order at 7:00 PM in the first floor conference room.
- ROLL CALL:** Members Present: Chairman Bruce Murphy, Clerk John Linz, Richard Boffa, and Associate Assessor Bruce Morgan.
- GUESTS:** Ron Cordes (observer), Mary Larkin (abatement applicant), Jeff & Judith Ciampa (abatement applicant).
- MINUTES:** The minutes for the meeting of March 1, 2012 were provided. John Linz made a motion to approve the minutes, seconded by Richard Boffa. A unanimous vote was taken on the motion to accept the minutes as written.
- BUSINESS:**
1. Bruce Murphy expressed much gratitude to Richard Boffa for his service on the Board both recently and longer term. John Linz agreed enthusiastically. Tonight is Richard Boffa's last night on the Board.
  2. The owner of 57 Page Rd received an abated value that was not acceptable to him and he expressed a desire to continue discussions with the Board. Because the owner received a reduction in value, per Department of Revenue regulations the Board cannot re-open a discussion unless the owner files with the Appellate Tax Board.
  3. Mary Larkin of 462 Old Billerica Rd was present to discuss her abatement application and showed many photos of the property with visible standing water. She also discussed the need for a sump pump and that her shed is inaccessible at different times of year due to standing water. The Board reviewed changes made to the property's record card as well as comparable sales and decided on a value of \$400,000.
  4. Judith Ciampa, owner of 13 Meadowbrook Rd, and her brother Jeff, were present to discuss the abatement application for that property. Jeff Ciampa discussed the physical features of the house, especially the in-law apartment, as well as sales. The Board reviewed changes made to the property's record card as well as comparable sales and decided on a value of \$521,500.

5. Bruce Morgan read a letter sent to Administrative Assistant Mary Morris by a taxpayer thanking her for her assistance with an excise tax issue. The Board asked Bruce to convey their thanks to Mary for a job well done.

6. Seventeen abatement applications were discussed (including the two above) and decisions were made to approve 13 value changes and deny four applications. The approvals were: 49 Dunster Rd to \$475,800; 462 Old Billerica Rd to \$400,000; 54-56 Summer St to \$337,600; 13 Meadowbrook Rd to \$521,500; 14 Temple Dr to \$487,400; 15 McMahon Rd to \$492,100; 27 Chelmsford Rd to \$495,600; 3 Middlesex Rd to \$427,300; 1 Walsh Rd to \$353,700; 9 Francis Kelley Rd to \$484,100; 224 Carlisle Rd to \$460,000; 47 Dunster Rd to \$438,600; and 17-19 Fayette Rd to \$320,000. The denials were: 45 Liberty Rd, 18 Nickerson Rd, 23 Crescent Ave, and 3 Dunster Rd.

4. Signatures were completed as required.

**Adjournment:**

Being no other business, Richard Boffa made a motion (his last official Board action) to adjourn the Open Meeting. The motion was seconded by John Linz. There was no discussion on the motion and all members present voted affirmative. The meeting was adjourned at 10:23 PM.

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Bruce Morgan, Associate Assessor

Approved by the BOA March 14, 2012

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John Linz, Clerk